

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	HALLSTEIN TR SUSAN RICHARDS
Owner 2:	SUSAN RICHARDS-HALLSTEIN TRUST
Owner 3:	ADAMS JOCELYN & TREVOR
Street 1:	90 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2215

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 1999, having primarily CLAPBOARD Exterior and 881 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		SQUARE FE	PRIME SITE		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:		SpI Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	97,700			97,700
Total Card	0.000	97,700			97,700
Total Parcel	2.320	795,800	200	975,300	1,771,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	110.96	/Parcel:	377.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
Apartment being constructed 2023	
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID	133 37 0
PRINT	
Date	09/26/25
Time	16:14:30
LAST REV	
Date	11/15/21
Time	11:57:07
blakeley	
1348	



USER DEFINED
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

